extra

le beau monde de la Place Ville-Marie

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LA PRESSE, MONTRÉAL, JEUDI 2 OCTOBRE 1986

La grande dame du boul. Dorchester se refera une beauté au coût de $ 40 millions

■ La Place Ville-Marie va changer 8 900 fenêtres, accélérer la vitesse de ses ascenseurs, ajouter 20 000 pieds carrés à sa galerie de boutiques et aménager sa terrasse en lui donnant une allure de parc, a annoncé le propriétaire, hier.

ANDRÉ NOËL

La Corporation Trizec Ltée, de Calgary, investira plus de $40 millions pour que la «grande dame» du boulevard Dorchester se refasse une beauté, a dit Jean Richard, vice-président, en confirmant la nouvelle parue dans LA PRESSE le 9 septembre.

Des ouvriers travailleront la nuit pour rénover la galerie des boutiques et y ajouter une section du côté des rues Metcalfe et Dorchester, qui accueillera de 16 à 20 nouveaux magasins.

Le plancher de la galerie sera revêtu de dalles de granit. Un éclairage indirect rehaussera des colonnes de marbre installées sous un plafond e... de voute. Les travaux, commencé hier, devrai... terminés en mars, a dit ... chard.

La terrasse sera aussi ... nagée pour compléter la ... pective de l'avenue McGil... lege. On plantera des a... d'une hauteur de 25 à 30 p... les quatre escaliers ser... pourvus de toits de verre ... acier inoxydable. Les trav... ront terminés en juin sur ... ur centrale, et un an pl... d sur le reste de la terrasse.

Richard a aussi annonc... toutes les fenêtres d... l édifice cruciforme de la ... Royale seront chan... de les munir de vitres ... L'informatisation des ...es de contrôle devrait ...leurs permettre aux as... s de circuler à une vi... 30 à 40 p. cent supé-...

...s travaux moins im-... sont aussi prévus ... ouverture ...

The Gazette

BUSINESS

MONTREAL, THURSDAY, OCTOBER 2, 1986

Facelift for Place Ville Marie

Changes include tree-lined plaza

By FRAN HALTER
of The Gazette

The owner of Place Ville Marie (PVM) announced yes-...erday that a $40-million reno-... program will start im-... to modernize the ... and expand un-... reno-...

Canada, Alcan Aluminium Ltd., Shell Canada Ltd. and Imperial Oil Ltd.

PVM currently has between 240,000 and 250,000 square feet of vacant office space, about 10 per cent of its total leasable office space, Jean Richard, senior vice-president, eastern Canada, for Trizec Equities, told reporters.

The office modernization includes:

New elevators in the main ... tower and smaller ... on Mansfield St. ... cost of be-... $5 mil-...

...bies and replacement of revolving doors at entranceways, which will cost an estimated $2.5 million.

The ground-level plaza will be redeveloped with grass and 30-foot-high trees. Four existing courts will be covered with glass, which will brighten the underground shopping area and create a new indoor area for special events.

Below ground, the retail concourse will undergo a 20,000-foot-expansion in space previously occupied by tw... cinemas, he said. Sixteen to ... boutiques will be added.

In addition, a new entr... to the underground sho... ...vel is planned at Uni... ...thcart Sts. ...nded re...

Le Devoir, jeudi 2 octobre 1986 ■

La Place Ville-Marie est rénovée

Des travaux de rénovation et d'expansion de plus de $40 millions seront exécutés Place Ville-Marie au cours des deux prochaines années. La Corporation Trizec, propriétaire de l'édifice du boulevard Dorchester, a fait connaître hier les détails de ces travaux, qui toucheront tant l'intérieur que l'extérieur de la tour cruciforme et des édifices bordant la plaza.

Cette dernière sera d'autre part transformée en parc verdoyant. Le ...

... aménagée, vue ... ours été un en-... u internatio-... se sont me-... s montréa-... ée à main-... à l'avant-... ort et de ...

... orme se-... des fenêtres ... vaux se termineront ... 1988; tous les halls d'en-... portes tournantes de l'é-... t rénovés et remplacés ... ne 1988.

... Ville-Marie, a déclaré

THE GLOBE AND MAIL, THURSDAY, OCTOBER 2, 1986

Trizec plans to expand, renovate Montreal office, shopping complex

COMPANY NEWS

Trizec Corp. of Calgary says it plans a two-year, $40-million renovation and expansion of Place Ville Marie, the Montreal office and shopping complex.

The program includes a 20,000-square-foot expansion of the shopping area with the addition of 16 to 20 new boutiques for a total of 100, as well as extensive renovations to the area. Also included are new elevators, new double-glazed windows in the central tower and reconstruction of the underground parking area.

JEUDI 2 OCTOBRE 1986 / LE JOURNAL DE MONTRÉAL

La Place Ville-Marie se revampe

La Place Ville-Marie va se refaire une beauté. La Corporation Trizec, propriétaire de l'édifice, compte en effet investir $40 millions sur une période de deux ans dans un programme de rénovation et d'expansion. Des travaux majeurs de réaménagement seront exécutés à l'intérieur des tours à bureaux, tandis qu'une nouvelle entrée pour le mail commercial sera aménagée à l'angle University et Cathcart. Des modifications importantes seront également effectuées dans l'aménagement de la plaza comprenant, notamment, la création d'un espace aux allures de parc doté d'un amphithéâtre.

Place Ville-Marie remains in forefront of comfort, technology

The daily newspaper headlines in Montréal said it all: ''Facelift for Place Ville-Marie,'' trumpeted *The Gazette.* ''La grande dame du boul. Dorchester se refera une beauté au coût de $40 millions,'' shouted *La Presse.* ''La Place Ville-Marie se revampe,'' echoed the mass-circulation *Journal de Montréal.* ''La Place Ville-Marie est rénovée,'' added *Le Devoir.*

The *grande dame* of Dorchester Boulevard is indeed undertaking a mammoth, two-year renewal and expansion program at a cost of more than $40 million to improve the comfort of, and services to, tenants and, in so doing, consolidate Place Ville-Marie's avant-garde position as premier office/retail complex.

Virtually every aspect of Place Ville-Marie – the flagship property of Trizec Corporation Ltd., one of the world's premier developers – will be affected. In this extra edition of *Beau monde,* we focus on some of the major redevelopment work which will be carried out in the office buildings, including the cruciform tower, the retail mall, and the plaza.

Highly innovative at its inception, Place Ville-Marie remains a leader in various ways. It was Place Ville-Marie, for example, which triggered Montréal's underground city – a concept a number of major cities have since imitated in order to provide pedestrians with protection against inclement weather. The mixed office/retail mall complex was also a Place Ville-Marie innovation.

Place Ville-Marie has always been the internationally recognized landmark against which other Montréal complexes have measured themselves. Today, this monumental complex continues to offer special advantages – a choice site and top-quality services, views and space.

Trizec is determined to keep Place Ville-Marie in the forefront of comfort and technology. We are therefore investing the funds required to honor this commitment to tenants at a time when we firmly believe the economic climate is as promising as it was when the initial project was launched.

Place Ville-Marie was Trizec's raison d'être and we are indeed pleased to promote its renewal and to participate in Montréal's new thrust.

Place Ville-Marie, after all, has few peers anywhere in the world. Equally important, it occupies a special place in the hearts of Montrealers.

Jean L. Richard
Senior Vice-President, Eastern Canada

8,800 windows, dozens of elevators to be replaced

The work will go on largely at night and behind the scenes but over the next two years, all the 8,800-odd windows in Place Ville-Marie's landmark cruciform tower will be changed.

So will elevators in the tower – officially known as the Royal Bank of Canada Building – as well as in the IBM Building. And all this is only part of the transformation efforts being undertaken by Trizec Corporation Ltd. to improve the comfort of, and services to, office tenants while keeping costs under control.

''The attenuation of the rise in costs even now is significant through measures we have already adopted,'' says Jean L. Richard, Trizec's senior vice-president for eastern Canada. ''We are determined to reestablish the norm for our competitors not only in terms of quality of facilities but also of cost containment.''

Here are the highlights of work now approved for the office buildings:

- As of next April, the complete refenestration program will get underway in the main tower. The new windows will be doubleglazed to increase comfort and to save energy. Work is expected to end in the fall of 1988.
- To speed up service for users, modernization of all elevators in the Royal Bank Building and IBM Building will require operating control and call allocation systems which encompass the latest technology in computerized controls. The work will be carried out over the next two years using an overlay system so that there is no diminution in service. Trizec expects an improvement of as much as 30 to 40 per cent in efficiency in certain cases as well as significant energy savings.
- In the area of new technology, Place Ville-Marie will innovate before the end of the year by installing a heat-pump unit which will serve as a model for Canadian buildings of the same type, under the ''Enerdemo'' program of Energy, Mines and Resources Canada. Over the past three years, in another modernization effort, Place Ville-Marie computerized the mechanical systems of the complex as a whole.
- All entrance ways and revolving doors of the complex will be renovated and replaced by the fall of 1988.
- Elevator lobbies, common areas and washrooms will be renewed progressively. The latter will include additional access for the handicapped.

Plaza to enjoy park-like setting

It's already a gathering place where Montrealers enjoy the sun and watch entertainment in summer but as of next June, the plaza of Place Ville-Marie will become even more pleasant as it adopts a park-like environment. The central court should be completed in the summer of 1987, the balance of the plaza a year later.

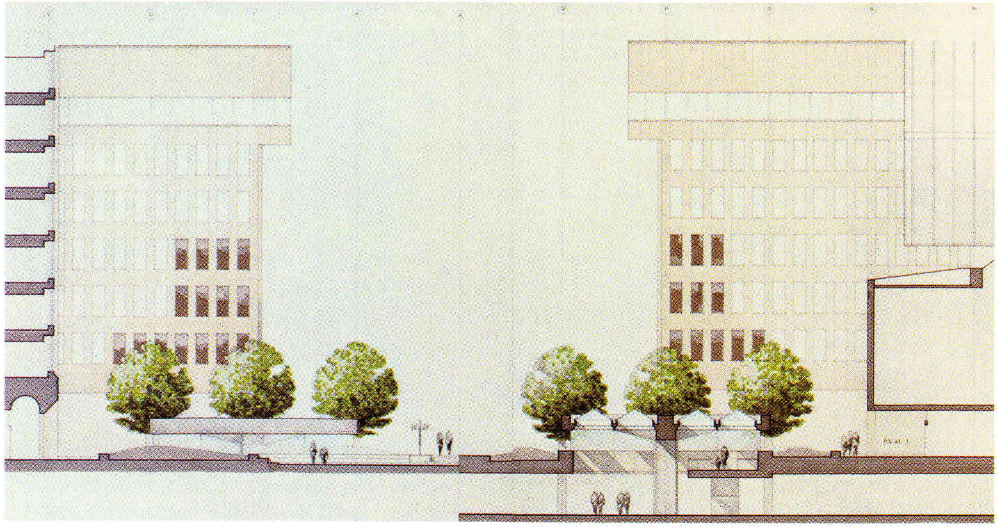
An amphitheatre with 16-inch-high granite blocks for seating will be part of the new ambience to foster Place Ville-Marie's encouragement of community events and groups.

Stairs and the plaza itself will be resurfaced with natural granite. Grass will be laid and 20- and 30-foot trees planted. The four existing courts will be covered with hovering planes of glass and stainless steel consistent with the existing architecture.

Developed in conjunction with the original architects, I. M. Pei and Partners, of New York, in cooperation with Arcop Associates of Montréal, the new concept of the plaza is designed to complement the view of McGill College Avenue, which the city is widening to 120 feet.

With the redevelopment of the plaza, McGill College will have a green area at both ends of the *grande avenue* – the plaza to the south and the McGill University campus to the north.

Artist's rendering of redeveloped plaza of Place Ville-Marie, as seen from Dorchester Boulevard.



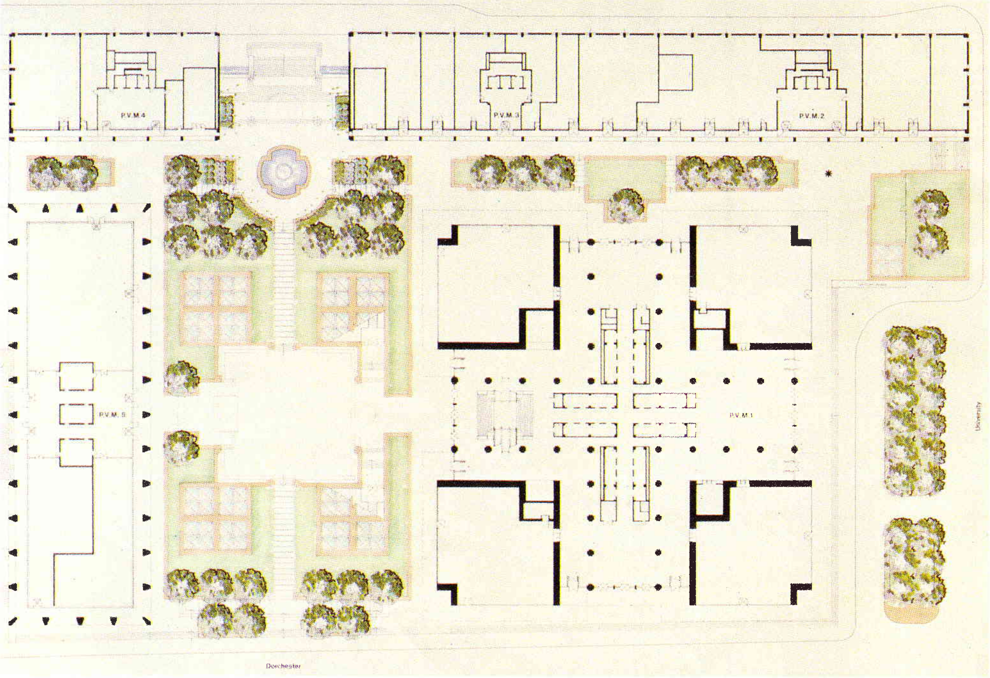
Side view shows architectural relationship of hovering planes over courts to existing buildings as well as size of new trees to be planted.

Garage undergoing overhaul

A substantial investment is being made in Place Ville-Marie's underground garage to reconstruct the structure and redevelop the facility.

A link northward?

A proposal is under study by Trizec Corporation Ltd., the city and various potential partners for an underground link between the Galerie des boutiques of Place Ville-Marie and Sainte-Catherine Street.



Overview of the Place Ville-Marie plaza, redeveloped into a park-like environment.

Galerie to be completely revamped

As evening settles on Place Ville-Marie's Galerie des boutiques, workers – like stagehands changing sets for the next act – have begun carrying out major renovations to give it a new thrust as an inviting, people-oriented place. It already stands among the most productive retail areas anywhere in Canada.

Highly innovative at its inception, the promenade spawned Montréal's underground city which a number of major cities have since imitated to protect pedestrians from the elements.

A new entrance to the Galerie is being added at Cathcart and University streets in order to facilitate access to the mall, which this year experienced a strong rise in business. An additional 20,000 square feet of commercial space will create 16 to 20 new stores, bringing the total to more than 100.

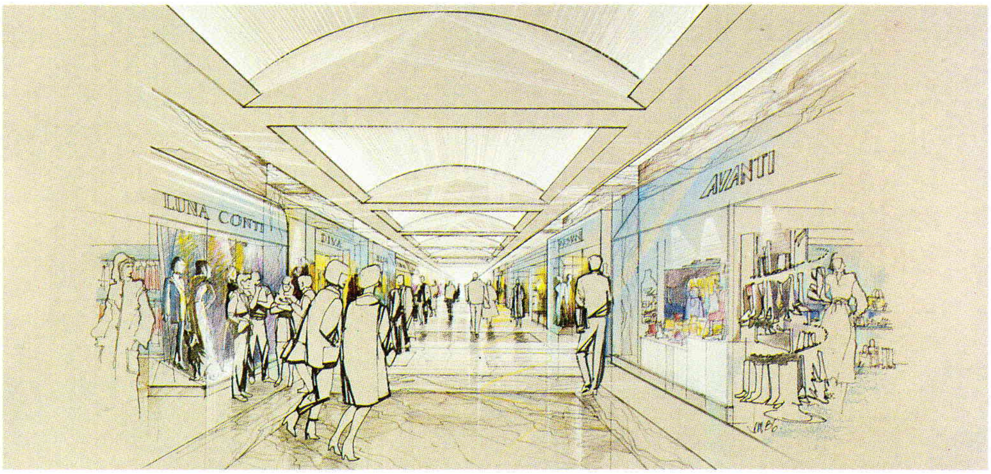
The floor will be refinished in natural granite after the Christmas-New Year's shopping rush. Since some 300,000 people go through the Galerie each week, every effort will be made to avoid hindering traffic flow, interfering with business or inconveniencing users. For example, the granite will be applied to only half the surface of the floor at any one time, thus allowing business to go on as usual. This procedure is also made necessary because of the adhesive to be used – it takes 50 hours to cure before traffic may move on the new surface. Ramps will be provided to store entrances over the section of the floor which is being resurfaced.

The new look will also include marble columns with indirect lighting and a vaulted ceiling. Work is already under way on the ceiling. The replacement of the latter will be carried out quickly since it is prefabricated in modular units and then bolted into place.

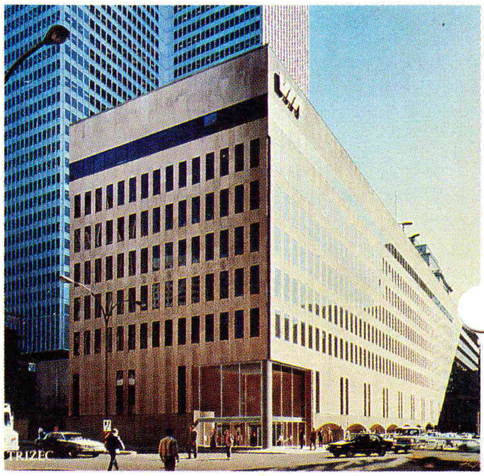
Storefronts of the Galerie will receive various treatments. Merchants are being urged to adopt the pop-in/pop-out style to individualize their shops, create a commercial street ambience and enhance the appeal of the promenade as a whole.

The four existing stairwell courts of the plaza will be transformed into light wells so that these areas become additional covered spaces which extend the seating of the food fair, Les Cours de la Place, and permit year-round use. At the plaza level, hovering planes of glass and stainless steel will create a skylight effect as they cover the courts, allow natural light to enter and provide protection against inclement weather. One of the new, year-round areas will be used for special activities, including indoor promotions and exhibitions.

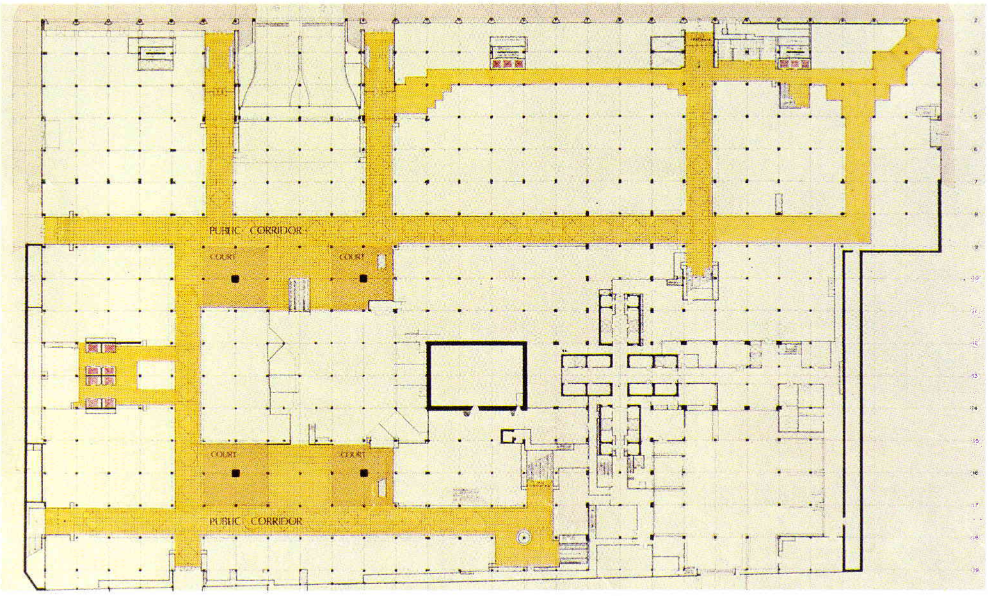
Work in the Galerie is scheduled to be completed next March.



The new look of the expanded Galerie des boutiques, with granite flooring, vaulted ceiling and indirect lighting. Sixteen to 20 new boutiques are being added in a 20,000-square-foot expansion. Work on the ceiling is already under way while the floor will be replaced after the Christmas-New Year's shopping rush.



Artist's rendering illustrates new entrance to Galerie des boutiques at University and Cathcart streets. Work on the entrance has already begun.



At upper right, floor plan incorporates the 20,000-square-foot expansion of the Galerie des boutiques and the new entrance at University and Cathcart streets.

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